

MORTGAGE OF REAL ESTATE—Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 12 3 50 PM 1964

MORTGAGE OF REAL ESTATE BOOK 961 PAGE 487

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Carl T. Wyatt and Frances C. Wyatt,

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. H. Trammell, his heirs and assigns forever:

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

Five Hundred and No/100----- Dollars (\$ 500.00) due and payable

on or before one year after date,

with interest thereon from date at the rate of six per centum per annum, to be paid annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All those pieces, parcels or lots of land in Cleveland Township, Greenville County, State of South Carolina, on the northern side of Gap Creek Road and being shown as Lots Nos. 3 and 4 on plat of property of Harriette D. Boggs prepared by J. C. Hill dated January 10, 1958 and recorded in the R. M. C. Office for Greenville County in Plat Book "PP", at Page 27, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gap Creek Road, which iron pin is 228 feet in an easterly direction from the intersection of Jones Gap Road and is at the corner of property now or formerly owned by Varner and is the southwestern corner of Lot No. 4 and running thence along Gap Creek Road N. 86-40 E. 77 feet to an iron pin at the joint front corner of Lots Nos. 3 and 4; thence still with Gap Creek Road N. 87-20 E. 79 feet to an iron pin at the joint front corner of Lots Nos. 2 and 3; thence along the line of Lot No. 2 N. 13-15 E. 189.4 feet to an iron pin; thence N. 13-15 E. 18 feet, more or less, to a point in the center of Middle Saluda River; thence up the meanders of said Middle Saluda River as the line 204 feet, more or less, to a point in the center of said River opposite a poplar; thence S. 1-20 W. 21 feet, more or less, to an iron pin at said poplar; thence along Varner line S. 1-20 W. 187.8 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor by deed of even date and recorded herewith.

This is a second mortgage being junior in lien to a mortgage to C. E. Robinson, as Trustee, in the amount of \$4500.00

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and satisfied in full June 15, 1970.

B. H. Trammell
Witness Milton E. Mc Cain
Fred B. Beiss

SATISFIED AND CANCELLED OF RECORD

19 DAY OF June 1970

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 4:26 O'CLOCK P. M. NO. 28010